

Fill in this information to identify the case:

Debtor 1 Pedro Luis Santiago Melendez

Debtor 2 \_\_\_\_\_

(Spouse, if filing)

United States Bankruptcy Court for the EASTERN District of PENNSYLVANIA

Case number 17-14589-amc

## Official Form 410S1

### Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Caliber Home Loans, Inc.

Court claim no. (if known): 3-2

Last 4 digits of any number you use to identify the debtor's account: 2511

Date of payment change: 3/1/2020

Must be at least 21 days after date of this notice

New total payment: \$454.59

Principal, interest, and escrow, if any

#### Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

☐ No.

☒ Yes.

Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

\_\_\_\_\_

Current escrow payment: \$218.12

New escrow payment: \$212.09

#### Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

☒ No

☐ Yes.

Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

\_\_\_\_\_

Current interest rate:

New interest rate:

Current principal and interest payment:

New principal and interest payment:

#### Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes

Attach a copy of any document describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment

New mortgage payment:

Debtor 1 Pedro Luis Santiago Melendez

Print Name

Middle Name

Last Name

Case number (if known) 17-14589-amc

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor

☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Sindi Mncina  
Signature

Date 1/23/2020

Print Sindi Mncina  
First Name Middle Name Last Name

Title Authorized Agent for Creditor

Company RAS Crane, LLC

Address 10700 Abbott's Bridge Road, Suite 170  
Number Street

Duluth GA 30097  
City State ZIP Code

Contact Phone 470-321-7112

Email smncina@rascrane.com

**I HEREBY CERTIFY** that on February 6th, 2020,

I electronically filed the foregoing with the Clerk of Court using the CM/ECF system, and a true and correct copy has been served via CM/ECF or United States Mail to the following parties:

BRENNA HOPE MENDELSON  
Mendelsohn & Mendelsohn, PC  
637 Walnut Street  
Reading, PA 19601

Pedro Luis Santiago Melendez  
1416 Church St.  
Reading, PA 19601

SCOTT F. WATERMAN (Chapter 13)  
Chapter 13 Trustee  
2901 St. Lawrence Ave.  
Suite 100  
Reading, PA 19606

United States Trustee  
Office of the U.S. Trustee  
200 Chestnut Street  
Suite 502  
Philadelphia, PA 19106

RAS Crane, LLC  
Authorized Agent for Secured Creditor  
10700 Abbott's Bridge Road, Suite 170  
Duluth, GA 30097  
Telephone: 470-321-7112  
Facsimile: 404-393-1425

By: /s/ Kieron Graham  
Kieron Graham  
kgraham@rascrane.com

PEDRO SANTIAGO  
 1416 CHURCH ST  
 READING PA 19601-1232

Statement Date: 12/19/2019  
 Loan Number: [REDACTED]  
 Current Payment Amount: \$460.62  
 New Payment Amount: \$454.59  
 New Payment Effective Date: 03/01/2020  
 Property Address: 1416 CHURCH STREET  
 READING PA 19601-1232

Hello!

At Caliber Home Loans, we examine your escrow account at least annually to make sure there is enough money in your account to cover your tax and/or insurance payments. This review accounts for any increases or decreases in your taxes or insurance that can result in changes to your payment amount. The following outlines your actual escrow account activity since your previous disclosure or initial disclosure and the anticipated activity for the next 12 months.

To view differences between your current payment and new payment, please refer to Section 1 below. To view changes in your escrow account, please refer to Section 3 of this statement. Section 2 includes changes that are anticipated over the next 12 months, while Section 3 displays your history as of the last escrow analysis.

### Section 1 - Payment Breakdown

This section provides a breakdown of both your current and new payment which will become effective 03/01/2020.

Payment Breakdown	Current Payment	New Payment Effective 03/01/20
Principal & Interest	\$ 242.50	\$ 242.50
Base Escrow Payment	\$ 218.12	\$ 212.09
Shortage Payment	\$ 0.00	\$ 0.00
Surplus Adjustment	\$ 0.00	\$ 0.00
<b>TOTAL</b>	<b>\$ 460.62</b>	<b>\$ 454.59</b>

If you utilize a bill paying service, please notify them of the payment changes scheduled to occur.

### Section 2 - Anticipated Escrow Activity

This section displays information regarding your anticipated escrow activity for the next 12 months.

#### ANTICIPATED ESCROW BALANCE \$527.53 – MINIMUM REQUIRED BALANCE \$328.72

To ensure your account maintains enough money for future tax and insurance payments, a cushion is maintained on your loan when applicable, to help avoid a negative balance in your escrow account. This cushion may include up to two months' worth of your base escrow payment to cover increases in your tax or insurance payments. Your escrow balance should not fall below \$328.72, which is your cushion amount and required balance. (Mortgage insurance is not included in your cushion calculation.)

Month of Activity	Anticipated Payments To Escrow	Anticipated Disbursements From Escrow	Description	Starting Balance	Anticipated Balance	Required Balance
03/2020	\$212.09	-\$47.73	FHA	\$1,078.12	\$879.31	
04/2020	\$212.09	-\$47.73	FHA	\$1,242.48	\$1,043.67	
04/2020	\$0.00	-\$879.31	COUNTY TAX	\$1,406.84	\$1,208.03	
05/2020	\$212.09	-\$47.73	FHA	\$691.89	\$493.08	
06/2020	\$212.09	-\$47.73	FHA	\$856.25	\$657.44	
07/2020	\$212.09	-\$47.73	FHA	\$1,020.61	\$821.80	
08/2020	\$212.09	-\$47.73	FHA	\$1,184.97	\$986.16	
09/2020	\$212.09	-\$47.73	FHA	\$1,349.33	\$1,150.52	
09/2020	\$0.00	-\$622.03	SCHOOL	\$727.30	\$528.49	
10/2020	\$212.09	-\$47.73	FHA	\$891.66	\$692.85	
11/2020	\$212.09	-\$47.73	FHA	\$1,056.02	\$857.21	
12/2020	\$212.09	-\$47.73	FHA	\$1,220.38	\$1,021.57	
01/2021	\$212.09	-\$47.73	FHA	\$1,384.74	\$1,185.93	
02/2021	\$212.09	-\$471.00	HOMEOWNER INS	\$1,125.83	\$927.02	
02/2021	\$0.00	-\$47.73	FHA	\$1,078.10	\$879.29	

For assistance with your payment, please contact Caliber Customer Service at 1-800-401-6587.

Section 2 - Anticipated Escrow Activity (continued)

(No additional data available)

Section 3 - Escrow Account History

This section itemizes your actual escrow account history since your last escrow analysis or initial disclosure. By comparing previous projections with actual payments and disbursements, you can determine where a difference may have occurred. An asterisk (\*) indicates a difference in either the amount or date.

When applicable, the letter 'E' beside an amount indicates that a payment or disbursement has not yet occurred, but is estimated to occur as shown.

Month of Activity	Anticipated Escrow Payments	Actual Escrow Payments	Anticipated Disbursements From Escrow	Description	Actual Disbursements From Escrow	Description	Anticipated Balance	Actual Balance
						<b>Starting Balance</b>	\$879.31	-\$6,629.99
03/2019	\$218.12	\$435.60	-\$49.01	FHA	-\$49.01	FHA	\$1,048.42	-\$6,243.40
04/2019	\$218.12	\$217.80	-\$49.01	FHA	-\$49.01	FHA	\$1,217.53	-\$6,074.61
04/2019	\$0.00	\$0.00	-\$879.31	COUNTY TAX	-\$879.31	COUNTY TAX	\$338.22	-\$6,953.92
05/2019	\$218.12	\$217.80	-\$49.01	FHA	-\$47.73	FHA	* \$507.33	-\$6,783.85
06/2019	\$218.12	\$217.80	-\$49.01	FHA	-\$47.73	FHA	* \$676.44	-\$6,613.78
07/2019	\$218.12	\$0.00	-\$49.01	FHA	-\$47.73	FHA	* \$845.55	-\$6,661.51
08/2019	\$218.12	\$217.80	-\$49.01	FHA	-\$47.73	FHA	* \$1,014.66	-\$6,491.44
08/2019	\$0.00	\$0.00	\$0.00		-\$622.03	SCHOOL	\$1,014.66	-\$7,113.47
09/2019	\$218.12	\$435.60	-\$49.01	FHA	-\$47.73	FHA	* \$1,183.77	-\$6,725.60
09/2019	\$0.00	\$0.00	-\$622.03	SCHOOL	\$0.00		\$561.74	-\$6,725.60
10/2019	\$218.12	\$217.80	-\$49.01	FHA	-\$47.73	FHA	* \$730.85	-\$6,555.53
11/2019	\$218.12	\$217.80	-\$49.01	FHA	-\$47.73	FHA	* \$899.96	-\$6,385.46
12/2019	\$218.12	\$0.00	-\$49.01	FHA	-\$47.73	FHA	* \$1,069.07	-\$6,433.19
01/2020	\$218.12	\$0.00	-\$49.01	FHA	\$0.00		\$1,238.18	-\$6,433.19
02/2020	\$218.12	\$0.00	-\$528.00	HOMEOWNER INS	\$0.00		\$928.30	-\$6,433.19
02/2020	\$0.00	\$0.00	-\$49.01	FHA	\$0.00		\$879.29	-\$6,433.19

Section 4 - Questions

For questions regarding your statement, please contact Caliber Customer Service at 1-800-401-6587. Our business hours are Monday through Friday, 8:00 AM to 7:00 PM CST. Please also visit our website at [www.caliberhomeloans.com](http://www.caliberhomeloans.com).

**Notice to Consumers presently in Bankruptcy or who have received a Bankruptcy Discharge:** If you are a debtor presently subject to a proceeding in Bankruptcy Court, or if you have previously been discharged from this debt by a Federal Bankruptcy Court, this communication is not an attempt to collect a debt but is sent for informational purposes only or to satisfy certain Federal or State legal obligations.